



Property Tax Bill Quarterly Statement

Activity through June 6, 2020

Owner name: QUEENS FRESH MEADOWS, LLC

Property address: 64-05 186 LANE

Borough, block & lot: QUEENS (4), 07115, 0002

Mailing address:

C/O JERSEY CENTRAL MGMT
QUEENS FRESH MEADOWS, LLC
911 E. COUNTY LINE RD. STE 204
LAKEWOOD NJ 08701-2069

Outstanding Charges \$0.00

New Charges \$1,842,448.18

Amount Due \$1,842,448.18

Please pay by July 1, 2020

PTS - LD
1400.01
40 - 1 - 2
196764



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-07115-0002

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2020 if you still have a mortgage	\$852.44
Total amount due by July 1, 2020 if you no longer have a mortgage	\$1,842,448.18
Amount you may pay by July 1, 2020 if you choose to pay early	\$11,332.44
If you no longer have a mortgage and want to pay everything, please pay	\$3,709,983.47

Amount enclosed:

#939873620060601#

C/O JERSEY CENTRAL MGMT
QUEENS FRESH MEADOWS, LLC
911 E. COUNTY LINE RD. STE 204
LAKEWOOD NJ 08701-2069

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9398736200606 01 4071150002 0000184244818 0000001133244 200701312021000 0





Tax Year Charges Remaining	Activity Date	Due Date	Amount
Rent Stabilization Fee- Chg	8	01/01/2021 80495800	\$160.00
Rent Stabilization Fee- Chg	9	01/01/2021 80495900	\$180.00
Rent Stabilization Fee- Chg	10	01/01/2021 80496000	\$200.00
Rent Stabilization Fee- Chg	10	01/01/2021 80496100	\$200.00
Rent Stabilization Fee- Chg	3	01/01/2021 80496300	\$60.00
Rent Stabilization Fee- Chg	8	01/01/2021 80496500	\$160.00
Rent Stabilization Fee- Chg	9	01/01/2021 80496600	\$180.00
Rent Stabilization Fee- Chg	9	01/01/2021 80496700	\$180.00
Rent Stabilization Fee- Chg	8	01/01/2021 80496900	\$160.00
Rent Stabilization Fee- Chg	3	01/01/2021 80497100	\$60.00
Rent Stabilization Fee- Chg	15	01/01/2021 80507000	\$300.00
Rent Stabilization Fee- Chg	8	01/01/2021 80507400	\$160.00
Rent Stabilization Fee- Chg	8	01/01/2021 80724000	\$160.00
Total tax year charges remaining			\$1,886,293.42
If you pay everything you owe by July 1, 2020, you would save:			\$18,758.13

Annual Property Tax Detail

Tax class 2 - Residential More Than 10 Units		Overall
Current tax rate		Tax Rate
		12.4730%
Estimated Market Value	\$71,646,000	
Billable Assessed Value	\$30,716,550	Taxes
Taxable Value	\$30,716,550 x 12.4730%	
Tax Before Abatements and STAR	\$3,831,275.28	\$3,831,275.28
Solar		\$-79,648.44
Annual property tax		\$3,751,626.84

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is July 1, 2020. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file an addendum containing rent roll information. The deadline to file this addendum is September 1, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

"The NYC Health Department would like to remind property owners that they must remove standing water, as mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311



Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website <https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page> or contact HPD's Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.

One City Built to Last, Compliance Notification

Local Law 33/18 - Disclosure of Energy Efficiency Scores and Grades

This property may be required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after it is made available to the owner by the NYC Dept. of Buildings.

For information on Local Law 33, please visit <https://www1.nyc.gov/site/buildings/business/benchmarking.page>

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at Help@NYCsustainability.org or call (212) 566-5584.

